

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

West View Road, Keynsham, Bristol, BS31

Approximate Area = 1264 sq ft / 117.4 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1436 sq ft / 133.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1503392



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DAVIES & WAY

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10 West View Road, Keynsham, Bristol, BS31 2UA



£500,000

An attractive three bedroom end of terrace home located within a central town location.

- Two Reception rooms
- Kitchen
- Conservatory
- WC
- Three bedrooms
- Bathroom
- Driveway
- Garage
- Garden



10 West View Road, Keynsham, Bristol, BS31 2UA

Enjoying a premier position on the highly sought-after West View Road, only moments from town centre shops and amenities, this spacious three bedroom period home offers characterful accommodation complemented by a delightful westerly facing rear garden measuring approximately 28m (92') in length. The property further benefits from an attached garage and block-paved driveway - both rare features for the area.

Internally, the ground floor begins with a welcoming entrance hallway leading to the front reception room, which features double-glazed sash windows with inset wooden shutters, original style corning, high level skirting boards and an open period fireplace. This room flows through to a generous rear reception room measuring 5.6m (18'4") in width, which in turn leads to a spacious conservatory overlooking and providing access to the rear garden. The ground floor further offers a well proportioned galley-style kitchen fitted with a selection of integrated appliances and benefiting from underfloor heating, a useful pantry and a spacious utility cupboard. A handy WC completes the ground floor accommodation. To the first floor, a bright and airy landing provides access to three generously proportioned bedrooms and a contemporary three piece bathroom with a shower over the bath.

Externally, the home is particularly well served. The front is predominantly laid to block paving, accessed via a dropped kerb and providing off-street parking alongside access to the attached garage. The rear garden measures approximately 28m (92') in length and enjoys a sunny westerly aspect. Predominantly laid to lawn, it is complemented by well stocked flower beds, a generous patio ideal for outdoor entertaining and a timber summerhouse.

The property has also benefited from several improvements in recent years, including the installation of a modern consumer unit, a gas combination boiler and solar panels that are owned outright.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 1.7m (15'8" x 5'6")

Obscured double glazed window to front aspect, understairs storage cupboard, radiator, power point, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 4m x 2.7m (13'1" x 8'10")

Double glazed sash windows with inset shutters to front aspect, original style corning and high level skirting boards, period style open fireplace, period style radiator, power points, French doors leading to Reception Two.

RECEPTION TWO 5.6m x 4.3m narrowing to 3.3m (18'4" x 14'1" narrowing to 10'9")

Double glazed windows to rear aspect to conservatory, radiators, power points, original style shelving to chimney recess, door leading to kitchen, door leading to conservatory.

KITCHEN 4.9m x 2.4m (16'0" x 7'10")

Obscured double glazed door to side aspect leading to path, double glazed door and window to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven, four ring electric hob with stainless steel extractor fan over, integrated fridge, dishwasher and microwave. Utility cupboard housing gas combination boiler and benefiting from space for upright fridge/freezer and space and plumbing for washing machine. Pantry cupboard, power points, tiled splashbacks to all wet areas, underfloor heating.

CONSERVATORY 5m x 3.1m (16'4" x 10'2")

to maximum points. Triple aspect double glazed windows to rear and side aspects, double glazed sliding doors to rear aspect providing access to rear garden. Original exposed stone wall, radiators, power points.

WC 1.5m x 0.9m (4'11" x 2'11")

Obscured sash windows to side aspect to garage, matching two piece suite comprising wash hand basin and low level WC.

FIRST FLOOR

LANDING 2.5m x 1.9m (8'2" x 6'2")

to maximum points. Double glazed window to side aspect, access to spacious loft via hatch, doors leading to rooms.

BEDROOM ONE 3.7m x 3.9m (12'1" x 12'9")

Double glazed sash window with inset shutters to front aspect, built in wardrobes, radiator, power points.

BEDROOM TWO 4.5m x 3m (14'9" x 9'10")

Double glazed sash window to rear aspect overlooking rear garden, built in double wardrobe, period style fireplace, radiator, power points.

BEDROOM THREE 3.7m x 2.3m (12'1" x 7'6")

Double glazed sash window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 2.2m x 1.6m (7'2" x 5'2")

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and a shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving with wall and fenced boundaries, well stocked flowerbeds, accessed via dropped kerb, providing off street parking leading to garage and steps leading to front door.

REAR GARDEN

Generous rear garden measuring approximately 28m (97') in length and to a sunny westerly aspect, mainly laid to lawn with fenced boundaries, generous patio, well stocked flower beds and outside water supply. Timber Summerhouse measuring 3.8m x 2.8m (12'5' x 9'2') with power points and lighting.

GARAGE 4.9m x 3.1m (16'0" x 10'2")

Accessed via electrically operated up and over door with glazed pedestrian door leading to side path. Double glazed velux style window to roofline, power, mezzanine storage. including water supply and drainage.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

This property has the benefit of solar panels which are owned outright and contribute to the overall running costs of the home which also benefit from an active, transferable feed-in-tariff.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom)

